

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 13472 of Potomac Venture, Inc., pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.48 to continue the operation of a parking lot in an R-1-B District at the premises rear of 1855 Wisconsin Avenue, N.W., (Square 1299, Lot 1017).

HEARING DATE: April 22, 1981

DECISION DATE: April 22, 1981 (Bench Decision)

FINDINGS OF FACT:

1. The subject property is located at the rear of 1901 Wisconsin Avenue, N.W. in an R-1-B zone District. The notice of hearing was corrected to reflect the proper address.

2. The property is currently operated as a parking facility pursuant to this Board's Order No. 12237, dated January 5, 1978. The lot was established on June 2, 1964, pursuant to this Board's Order No. 7728.

3. The applicant proposes the continuation of the parking facility for a period of five years to serve the adjoining office building at 1901 Wisconsin Avenue as well as the contiguous commercial district.

4. By Z.C. Order No. 76-4, dated August 11, 1977, the southern portion of the square known as Lot 1016 was rezoned from R-1-B to C-1. The subject site, Lot 1017, remains zoned R-1-B.

5. As a result of the aforementioned Zoning Commission action, this small R-1-B portion of the square is completely surrounded by a C-1 and C-2-A commercial corridor, so that all portions of the site are located entirely within 200 feet of a commercial district.

6. The lot accommodates approximately seventy-six vehicles, and complies with the requirements of Article 74.

7. The lot is rectangular in shape and measures 215.24 feet by 98.38 feet. It is screened from the adjoining office building by a stockade fence.

8. The applicant testified that the lot is maintained in a clean, neat and orderly manner, and that no complaints had been received regarding maintenance of the lot.

9. There was no report of Advisory Neighborhood Commission 3A on this application.

10. There was no opposition to the granting of this application.

CONCLUSIONS OF LAW AND OPINION:

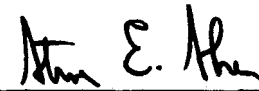
Based on the foregoing finding of fact and the evidence of record the Board concludes that the applicant complies with the requirements of Paragraph 3101.48 of the Zoning Regulations. The parking lot does not create dangerous or otherwise objectionable traffic conditions. The Board further concludes that the parking facility will not adversely affect the present character and future development of the neighborhood. The lot is reasonably necessary and convenient to the adjoining and surrounding commercial corridor. The lot will be in harmony with the general purpose and intent of the Zoning Regulations. Accordingly, it is ORDERED that the application is hereby GRANTED subject to the following CONDITIONS:

- a. Approval shall be for a period of FIVE YEARS.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- d. No vehicle or any part thereof shall be permitted to project over any lot or building line of on or over the public space.
- e. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance.
- f. No other use shall be conducted from or upon the premises and no structure other than a attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the Zoning District in which the parking lot is located.
- g. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

BZA APPLICATION NO. 13472
PAGE 3

VOTE: 4-0 (William F. McIntosh, Douglas J. Patton, John G. Parsons
and Connie Fortune to grant, Charles R. Norris not present,
not voting).
BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:



STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: 18 JUN 1981

UNDER SUB-SECTION 8204.3 OF THE ZONING REGULATIONS "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF LICENSES, INVESTIGATIONS AND INPSECTIONS.